

Low Impact Development Principles Project



Transportation Design Standards: Appendix B Bel-Red Area Standards

3. Conceptual Plans and development standards

120th Avenue NE - Stage 2 (CIP No. PW-R-164). Continue street tree theme established in the 120th Avenue NE Stage 1 project. Provide a transition in shrub/groundcover treatments to distinguish Stages 2, 3 and 4 from Stage 1. Native vegetation plant species are preferred for shrub/groundcover treatments. Vegetation-based stormwater management facilities such as bioretention are permitted within the landscape strip.

120th Avenue NE-Stage 3 (CIP No. PW-R-168). Continue street tree theme established in the 120th Avenue NE Stage 1 project. Provide a transition in shrub/groundcover treatments to distinguish Stages 2, 3 and 4 from Stage 1. Native vegetation plant species are preferred for shrub/groundcover treatments. Vegetation-based stormwater management facilities such as bioretention are permitted within the landscape strip.

NE 4th Street (CIP No. PW-R-160)

Locate plant strips between sidewalks and vehicular/bicycle lanes rather than at back-of-sidewalk. These plant strips can be used to incorporate vegetation-based stormwater management practices such as bioretention.

NE 6th Street Extension (CIP NO. XXX). Locate plant strips between sidewalks and vehicular/bicycle lanes rather than at back-of-sidewalk. Stormwater management facilities are allowed in plant strips. Plant strips may incorporate vegetation-based stormwater management practices such as bioretention. Continue Street tree theme established in the 120th Avenue NE Stage 1 Project. Provide distinctive shrub/groundcover treatments to distinguish Stages 3 and 4 from Stage 1. Native vegetation plant species are preferred for shrub/groundcover treatments.

124th Avenue NE (CIP No. PR-R-169)

Provide distinctive built or vegetative gateways into the riparian corridor east of 124th Avenue NE. Vegetation-based stormwater management facilities such as bioretention Stormwater management facilities are allowed are permitted in vegetative gateways.

Establish and maintain a consistent street tree theme along the length of 124th Avenue NE. Provide transition in the shrub and groundcover plantings south of BelRed Road. The use of native species is preferred for all vegetation plantings.

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15th/16th Corridor Cross Section Recommendations 116th Ave NE - NE 20th Street

Multi-Purpose Pathway

Landscape strip (with stormwater management practices and native vegetation)

3 Conceptual Plans and Development Standards-3.4 Local Streets

Figure 3.4.9

Landscape & Furnishings

Trees spaced at 30' on-center in planting strip, native plant species are preferred.

4'0" planting strip.

Potential Vegetation-based stormwater management facilities (where feasible)

3 Conceptual Plans and Development Standards-3.4 Retail Streets

Because the street trees on Retail Streets will be grates instead of located in large open planters, provisions will need to be made for adequate root and soil volume. A root space protection zone is proposed from the face of adjacent development to the edge of the vehicular travel lane, in which a structural matrix such as Silva Cell will be used to support pavement over a high-quality growing medium. Where bioretention facilities are proposed in conjunction with trees, tree grates shall be removable.

Figure 3.5.10

Landscape & Furnishings

Trees spaced at 30' on center in planting strip. Native plant species vegetation species strongly are preferred.

5'x10' planters with rain gardens or, if infeasible, tree grates. ~~tree grates or rain gardens where feasible.~~